

February 2004

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of February will begin at 8:15 pm.						

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 4, 2004**

*Posted: 10/15/03
Finalized: 2/6/04*

KEY P/H – Public Hearing D/O – Decision Only

**DUE TO NUMEROUS CASE DEFERRALS,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR FEBRUARY 4, 2004,
WAS CANCELLED.**

**All items previously scheduled for public hearing and/or decision
by the Planning Commission on February 4, 2004,
were rescheduled as indicated below.**

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 2000-MA-031 & SEA 00-M-048 & SEA 93-M-049-2	Shirley Highway Distribution Partnership	T. Swagler	P/H to 2/5/04
2232-S03-13 (West County Shelter)	Fairfax County	A. Capps	P/H to 2/5/04
RZ/FDP 2003-HM-046 & PCA 2000-HM-044 & PCA 77-C-098-5 & PCA 80-C-028-7	TST Woodland L.L.C.	W. Mayland	P/H to 4/29/04
RZ 2003-MA-052 & SEA 88-L-071	Trustees for Immanuel Bible Church being Ralph Weitz, Joel Benson, & Alan Fischer	F. Burnszynski	P/H to 3/3/04

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 5, 2004

Posted: 10/8/03
Finalized: 2/10/04

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

<u>Item</u>	<u>PC Action</u>
2004 APR North County Cycle Citizens Guide	Endorsed
Planning Commission Committee Assignments	Approved

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 2000-MA-031 & SEA 00-M-048 & SEA 93-M-049-2 (Moved from 2/4/04)	Shirley Highway Distribution Partnership	T. Swagler	P/H to 2/19/04
SE-2003-DR-022 (Moved from 1/14/04)	Chesterbrook Residences, Inc.	C. Belgin	D/O to 2/19/04
SE 2003-PR-026 (Moved from 1/29/04)	Safeway, Inc.	C. Belgin	P/H to 2/26/04
2232-S03-13 (West County Shelter) (Moved from 2/4/04)	Fairfax County DPWES and DFS	A. Capps	P/H to 2/11/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-MV-034 (Moved from 12/11/03)	National Capital Land & Development, Inc.	M.A. Godfrey	P/H to 3/25/04
RZ 2003-PR-013 (Moved from 12/11/03)	JCE, Inc.	C. Belgin	P/H to 5/20/04
RZ 2003-PR-026 & PCA 76-P-118 (Moved from 12/11/03)	Elm Street Development	C. Belgin	P/H to 5/20/04
RZ/FDP 2003-MV-045	National Capital Land & Development, Inc.	M.A. Godfrey	P/H to 3/18/04
RZ 2003-LE-041	Sung Soo Kim, Lai-Foong Goh, and Sung Won Kim	L. Shulenberger	P/H to 3/11/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 5, 2004

Posted: 10/8/03
Finalized: 2/6/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

Dranesville District

SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC. - Appl. under Sect. 3-204 of the Zoning Ordinance to permit a medical care (assisted living) facility. Located at 2030 Westmoreland St. on approx. 5.72 ac. of land zoned R-2. Tax Map 40-2 ((1)) 26B and 26C.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, February 5, 2004

Posted: 2/5/04
Finalized: 2/6/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

ADMINISTRATIVE ACTION: "Citizens Guide to the 2004 North County Cycle Area Plans Review"
2004 Committee Appointments

DEFERRALS: 2232-S03-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND
ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY
DEPARTMENT OF FAMILY SERVICES – P/H to 2/11/04
SE 2003-PR-026 - SAFEWAY, INC. – P/H to 2/26/04
PCA 2000-MA-031 - SHIRLEY HIGHWAY DISTRIBUTION CENTER – P/H to 2/11/04
SEA 00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION CENTER – " " "
SEA 93-M-049-2 - SHIRLEY HIGHWAY DISTRIBUTION CENTER – " " "

PUBLIC HEARINGS:

SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC.

- | | |
|---|---|
| 1. Philip Zanfagna
7219 Hyde Road
Falls Church, VA 22043 | 9. Judy Seiff
Temple Rodef-Shalom
2100 Westmoreland Street
Falls Church, VA 22043 |
| 2. Roland McElroy
6651 Avignon Boulevard
Falls Church, VA 22043 | 10. Reverend Gay Einstein
Immanuel Presbyterian Church
1125 Savile Lane
McLean, VA 22101 |
| 3. Margaret Hurney
1476 Roundleaf Court
Reston, VA 20190 | 11. Karen Rae
6461 Linway Terrace
McLean, VA 22102 |
| 4. David Gamse
Jewish Council for the Aging of Greater
Washington
11820 Parklawn Drive, Suite 200
Rockville, MD 20852 | 12. William W. Chenault
1260 Kenmore Drive
Great Falls, VA 22066 |
| 5. Robert Gehring
Fairfax Area Commission on Aging
10741 Midsummer Drive
Reston, VA 20191 | 13. Hai Tang
Chesterbrook Taiwanese Presbyterian
Church
3706 Ridgelea Drive
Fairfax, VA 22031 |
| 6. Patti Morneault
(Statement read by Doug McGuire)
1373 Northwyck Court
McLean, VA 22102 | 14. Donald DiLoreto
1803 Susquehannock Drive
McLean, VA 22101 |
| 7. Karen Love
2342 Oak Street
Falls Church, VA 22046 | 15. Robert Gottke
1214 Raymond Avenue
McLean, VA 22101 |
| 8. Scott Bartram
1204 Winter Hunt Road
McLean, VA 22102 | 16. Robert Rayle
1304 Calder Road
McLean, VA 22102 |

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, February 5, 2004

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| 17. Ying Chung Chiang
7905 Old Cedar Court,
McLean, Virginia 22102 | 29. William Harris
1106 Tuckahoe Lane
Alexandria, VA 22302 |
| 18. Claire Grossi
1229 Aldebaran Rd
McLean, VA 22102 | 30. William Kelleher
6643 Kirby Court
Falls Church, VA 22043 |
| 19. Cheng Hung
6178 Hardy Drive
McLean, VA 22101 | 31. Eileen Dohmann
6508 Flowerdew Hundred Court
Centreville, VA 20120 |
| 20. Phillip Church
2017 Powhatan Street
Falls Church, VA 22043 | 32. Kathryn Houser
McLean Province HOA
2053 Van Tuyl Place
Falls Church, VA 22043 |
| 21. Israel Balderas
6875 McLean Province Circle
Falls Church, VA 22043 | 33. Joseph Svestka
1912 Armand Court
Falls Church, VA 22043 |
| 22. Jim Bruce
900 Lynton Place
McLean, VA 22102 | 34. Catherine E. Saunders
2119 Great Falls St.
Falls Church, VA 22043-1628 |
| 23. Dr. Donald McPherson
6636 Kirby Court
Falls Church, VA 22043 | 35. Jean Edmondson
7804 Area Way
McLean, VA 22102 |
| 24. Herb Becker
2009 Lorraine Avenue
McLean, VA 22101 | 36. Ed Murphy
Address unknown |
| 25. Mark Zetts
Kirby Court Homeowners Association
6640 Kirby Court
Falls Church, VA 22043 | 37. Jim Edmondson
7804 Area Way
McLean, VA 22102 |
| 26. John Duffy
1916 Armand Court
Falls Church, VA 22043 | |
| 27. Peter Raudenbush
Westmoreland Square HOA
6616 Rosecroft Place
Falls Church, VA 22043 | |
| 28. Adrienne Whyte
6704 West Falls Way
Falls Church, VA 22046 | |

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 11, 2004

Posted: 10/24/03
Finalized: 2/12/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2002-PR-031 (P/H on 1/15/04)	Ernesto V. and Nila M. Castro	M. Stanfield	D/O to 2/26/04
RZ 2003-SP-044 (P/H on 1/28/04)	Gurhan Demirkan	F. Burnszynski	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-MV-051	Virginia Builders Group	A. Shriber	D/O to 3/10/04
RZ 2003-SU-040 & PCA 78-S-063-4 & SE 2003-SU-025 (Moved from 1/14/04)	LWL, LLC	T. Swagler	P/H to 2/26/04
RZ/FDP 2003-PR-009 (Deferred from 1/15/04)	Uniwest Group, LLC	W. Mayland	Recommend Approval
RZ 2003-BR-029 (Deferred from 1/28/04)	Atlantic Coast Homes, Inc.	F. Burnszynski	Recommend Approval
2232-S03-13 (West County Shelter) (Deferred from 2/5/04)	Fairfax County DPWES and DFS	A. Capps	D/O to 2/19/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-MV-036 (Moved from 1/8/04)	Roubin Associates, LLC and Mary Anne Person Sanko Revocable Trust	C. Lewis	P/H to 3/3/04
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031	Silvio Diana	C. Lewis	P/H to 3/3/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 11, 2004

Posted: 1/28/04
Finalized: 2/12/04

KEY P/H – Public Hearing D/O – Decision Only

7:30 p.m. The Planning Commission's **Capital Improvement Plan Committee** met in the Board Conference Room.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Springfield District

RZ 2003-SP-044 - GURHAN DEMIRKAN - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 1.95 dwelling units per acre (du/ac). Located on the N. side of Silverbrook Rd. 500 ft. W. of Bayberry Ridge Rd. on approx. 1.03 ac. of land. Comp. Plan Rec: .5-1 du/ac. with option for 2-3 du/ac. Tax Map 97-4 ((2)) 7.

ITEMS SCHEDULED FOR PUBLIC HEARING

Braddock District

RZ 2003-BR-029 - ATLANTIC COAST HOMES, INC. - Appl. to rezone from R-C and WS to R-3 and WS to permit residential development at a density of 1.81 dwelling units per acre (du/ac). Located at W. side of Clara Barton Dr. approx. 600 ft. S. of it's intersection with Ox Rd. on approx. 1.66 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 77-1 ((1)) 51A.

Mount Vernon District

RZ 2003-MV-051 - VIRGINIA BUILDERS GROUP - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.48 dwelling units per acre (du/ac). Located on the W. side of Gambrill Rd. and 100 ft. S. of Gambrill Ln. on approx. 1.21 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-1 ((1)) 37.

Providence District

RZ 2003-PR-009 - UNIWEST GROUP, L.L.C. - Appl. to rezone from 1-5 and HC to PRM and HC to permit mixed use development at an overall Floor Area Ratio (FAR) of 1.35, including bonus density for the provision of Affordable Dwelling Units (ADUs) and approval of the conceptual and final development plans. Located on the W. side of Gallows Rd., approx. 200 ft. S. of its intersection with Lee Hwy. and N. and S. of Strawberry La. on approx 7.48 ac. of land. Comp. Plan Rec: Mixed use up to 1.2 FAR. Tax Map 49-4 ((1)) 4, 8, 9, 9A, 10, 11, and 11A and Strawberry La.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 11, 2004**

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Springfield District

2232-S03-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES - Appl. under Sects. 15.2-2204 and 15.2-2232, of the *Code of Virginia* to construct the West County Family Shelter, located on Lee Hwy., 2,500 feet east of Stringfellow Rd. Tax Map 55-3 ((1)) 27B.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, February 11, 2004

Posted: 2/11/04
Finalized: 2/12/04

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS: SE 2003-LE-028/SE 2003-LE-029/SE 2003-LE-031 - SILVIO DIANA (P/H to 3/3/04)
RZ 2003-MV-036 - ROUBIN ASSOCIATES, L.L.C. AND MARY ANNE PEARSON SANKO
REVOCABLE TRUST (P/H to 3/3/04)
RZ 2003-SU-040/PCA 78-S-063-04/SE 2003-SU-025 - LWL, L.L.C. (P/H to 2/26/04)
RZ/FDP 2002-PR-031-ERNESTO V. & NILA M. CASTRO (P/H on 1/15/04) (D/O to 2/26/04)

DECISIONS ONLY: RZ 2003-SP-044 - GURHAN DEMIRKAN (P/H on 1/28/04)

PUBLIC HEARINGS:

RZ 2003-BR-029 - ATLANTIC COAST HOMES, INC.

NO SPEAKERS

RZ 2003-MV-051 - VIRGINIA BUILDERS GROUP

1. Elaine R. Christofferson
8304 Southstream Run
Springfield, VA 22153

2. Scott Travis
8692 Young Court
Springfield, VA 22153

RZ 2003-PR-009 - UNIWEST GROUP, L.L.C.

1. Emory Tate
Providence Park HOA
2827 Charles Dunn Drive
Vienna, VA 22180

2. Tim Reed
Dunn Loring Woods Civic Assn.
202 Talahi Rd
Vienna, VA 22180

3. Fran Wallingford
Pine Ridge and Montva Civic Association
3230 Wynford Drive
Fairfax, VA 22031

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA/SPEAKERS LIST

Wednesday, February 11, 2004

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2232-S03-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES

- | | |
|---|---|
| 1. Alyce Pope, Chairperson
Advisory Social Services Board
2011 Government Center Parkway, Ste. 500
Fairfax, VA 22035 | 12. Dottie McKee
4019 Darkberry Lane
Fairfax, VA 22033 |
| 2. Michael Obermeyer
5404 Sandy Place Lane
Clifton, VA 20124 | 13. Jim Gleason, President
Hayden Valley Community Asc.
5573 Rockpoint Drive
Clifton, VA 20124 |
| 3. Keith C. Martin
Sack, Harris & Martin, PC
8720 Greensboro Drive, Suite 6360
McLean, VA 22102 | 14. Robert Goudie
1979 Logan Manor Drive
Reston, VA 20190 |
| 4. Amiza Said
5300 Hampton Forest Way
Fairfax, VA 22030 | 15. Lowell Smith
4019 Dogberry Lane
Fairfax, VA 22033 |
| 5. Nici Mahlandt
5903 Hampton Forest Way
Fairfax, VA 22030 | 16. Tom Geib
5130 Myrtle Leaf Drive
Fairfax, VA 22030 |
| 6. Daniel McGraw
5516 Chestermill Drive
Fairfax, VA 22030 | 17. Philip Poole
12408 Casion Rd
Fairfax, VA 22030 |
| 7. William Richards
Clifton Farms, HOA
13111 Willow Edge Court
Clifton, VA 20124 | 18. Carol Hawn
6500 Harvest Mill Court
Centreville, VA 20121 |
| 8. Mohammad Chishty
5402 Willow Forest Court
Clifton, VA 20124 | 19. Kurt Gordon
12900 Crouch Drive
Fairfax, VA 22030 |
| 9. Chris Kerr
5352 Ashleigh Rd
Fairfax, VA 22030 | 20. Harry Bennett
Address Unknown |
| 10. Claudette Ward
Greater Willow Springs Civic Assn.
5270 Tractor Lane
Fairfax, VA 22030 | 21. Thomas Russell
5602 Hampton Forest Way
Fairfax, VA 22030 |
| 11. Yung Cho
13068 Autumn Willow Dr
Fairfax, VA 22030 | 22. Victor Ignacio
7600 Ruxton Drive
Springfield, VA 22153 |
| | 23. Scott Margolis
Address Unknown |
| | 24. Alicia Coland
Address Unknown |

**FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, February 12, 2004**

*Posted: 10/15/03
Finalized: 2/13/04*

KEY P/H – Public Hearing D/O – Decision Only

**DUE TO THE DEFERRAL
OF THE ONLY CASE ON THE AGENDA,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR FEBRUARY 12, 2004,
WAS CANCELLED.**

**The item previously scheduled for public hearing
by the Planning Commission on February 12, 2004,
has been rescheduled as indicated below.**

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-LE-050 & SEA 84-L-013	ECHO, Inc.	C. Belgin	P/H to 2/19/04

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, February 18, 2004

Posted: 10/15/03
Finalized: 2/19/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 2002-PR-040	Fairfax Plaza Company	W. Mayland	P/H to 3/18/04
PCA 1998-SU-040-2	Wegmans Food Markets, Inc.	K. Shields	Recommend Approval
Subdivision Ordinance – Buildable Lots (Commissioner Wilson)		D. Pesto	D/O to 2/19/04
Zoning Ordinance Amendment – Buildable Lots (Commissioner Wilson) (Deferred from 1/22/04)		D. Pesto	D/O to 2/19/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 87-C-060-11 & FDPA 87-C-060-17-2	Batman/McNair Associates, L.P.	W. Mayland	P/H to 2/26/04
RZ/FDP 2002-HM-043 & SE 2002-HM-046 & PCA 79-C-037-5 (Moved from 1/22/04)	L. Farnum Johnson Jr. and Jeffrey J. Fairfied Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	W. Mayland	P/H to 4/29/04
PCA/FDPA 1998-SU-009 (Moved from 1/14/04)	Exxon Mobile Corporation	K. Shields	P/H to 3/24/04
SE 2002-MA-019 (Moved from 1/14/04)	Campbell & Ferrara Nurseries	T. Swagler	P/H to 2/26/04
RZ 2001-MA-031 (Moved from 1/15/04)	Tam Thanh Nguyen	W. Mayland	P/H to 5/5/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 18, 2004

Posted: 2/4/04
Finalized: 2/19/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Planning Commission's Policy and Procedures Committee met in the Board Conference Room to discuss the proposed Zoning Ordinance Amendment work program and residential parking.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (BUILDABLE LOTS) – To amend Chapter 112 as follows: Allows the issuance of Building Permits on certain lots that did not meet the zoning district requirements for minimum district size, lot area or lot width at the time of lot recordation, provided that the lot: (1) is described or depicted in a recorded metes and bounds description or unapproved subdivision plat prior to March 25, 2003; (2) is taxed as a separate parcel and depicted on the Fairfax County Property Identification Maps as a separate parcel on or before March 25, 2003; (3) contained an occupied principal structure on the effective date of this amendment that was occupied on that date or had been occupied within five years prior to the effective date of the amendment, or was under construction pursuant to a Building Permit and a Residential or Non-Residential Use Permit is issued within 12 months of the effective date of the amendment; and (4) otherwise meets all applicable Zoning Ordinance regulations including maximum building height, minimum yard requirements, maximum floor area ratio and permitted use regulations.

SUBDIVISION ORDINANCE AMENDMENT – To amend Chapter 101 as follows: Allows the validation of a lot created by the recordation among the Fairfax County land records of a metes and bounds description or an unapproved plat prior to September 1, 1947, provided that such lot met all applicable provisions of the Zoning Ordinance in effect when the lot was recorded or at some time thereafter, or meets the provisions of Sect. 2-405 of the Zoning Ordinance, and designates lots not meeting this requirement as outlots. Allows the validation of a lot created by the recordation among the Fairfax County land records of a metes and bounds description or an unapproved plat after August 31, 1947, provided that (1) such lot met all applicable provisions of the Zoning Ordinance in effect when the lot was recorded or at some time thereafter, or meets the provisions of Sect. 2-405 of the Zoning Ordinance, (2) the parcel is shown on the County's real property identification map as a separate parcel on or after March 25, 2003, and (3) the parcel has been taxed as a separate parcel on or after March 25, 2003, (4) for a parcel created after March 25, 2003, it has been more than 2 years since the recordation of a metes and bounds description or unapproved plat that purported to create the parcel. Lots recorded after August 31, 1947 that do not meet the previously listed 4 criteria are designated as outlots.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, February 18, 2004**

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Springfield District

PCA 1998-SU-040-02 - WEGMANS FOOD MARKETS, INC. - Appl. to amend the proffers for RZ 1998-SU-040 previously approved for commercial development to permit a waiver of certain sign regulations. Located in the N.E. quadrant of the intersection of Lee Hwy. and Monument Dr. on approx 12.08 ac. of land zoned C-6. Comp. Plan Rec: Fairfax Center Area-office/mixed use. Tax Map 56-2 ((1)) 70A.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, February 18, 2004

Posted: 2/18/04
Finalized: 2/19/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

DEFERRAL: SEA 2002-PR-040 - FAIRFAX PLAZA COMPANY, A VIRGINIA LIMITED
PARTNERSHIP (PH to 3/18/04)

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PUBLIC HEARINGS:

ZONING ORDINANCE AMENDMENT (BUILDABLE LOTS) (Wilson)
SUBDIVISION ORDINANCE AMENDMENT (BUILDABLE LOTS) (Wilson)

Mary Theresa Flynn, Esquire
Hunton & Williams
1751 Pinnacle Drive, #1700
McLean, VA 22102

PCA 1998-SU-040-02 - WEGMANS FOOD MARKETS, INC. (Springfield)

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, February 19, 2004

Posted: 10/8/03
Finalized: 2/20/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – Work Program			Rec. Approval

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-PR-008 & PCA 75-7-004-2 (P/H on 1/22/04)	Lincoln Property Company Southwest, Inc.	C. Belgin	D/O to 3/4/04
SE-2003-DR-022 (P/H on 2/5/04)	Chesterbrook Residences, Inc.	C. Belgin	Recommend Approval
2232-S03-13 (West County Shelter) (P/H on 2/11/04)	Fairfax County DPWES and DFS	A. Capps	Approved
Subdivision Ordinance – Buildable Lots (Commissioner Wilson) (P/H on 2/18/04)		D. Pesto	Recommend Approval
Zoning Ordinance Amendment – Buildable Lots (Commissioner Wilson) (P/H on 2/18/04)		D. Pesto	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment - Stormwater Management (Commissioner Alcorn)		R. Murray	D/O to 3/10/04
SE 2003-PR-032	White Pearl Investment Company	L. Shulenberger	Recommend Approval
SE 2003-LE-037 & SE 2003-LE-040	Federal Realty Partners L.P.	C. Lewis	P/H to 2/26/04
PCA 2000-MA-031 & SEA 00-M-048 & SEA 93-M-049-2 (Deferred from 2/5/04)	Shirley Highway Distribution Partnership	T. Swagler	D/O to 2/26/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-LE-050 & SEA 84-L-013 (Moved from 2/12/04)	ECHO, Inc.	C. Belgin	P/H to 3/24/04
SE-01-MV-005 (Moved from 11/20/03)	William A. Kinder	L. Johnson	P/H to 3/18/04
PCA 2001-PR-040 & SEA 01-P-034 (Moved from 12/4/03)	1960 Gallows Road, LLC	P. Braham	P/H to 5/27/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 19, 2004

Posted: 2/4/04
Finalized: 2/20/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:15 p.m.** The Planning Commission's Policy and Procedures Committee met in the Board Conference Room to vote on the proposed Zoning Ordinance Amendment work program and residential parking.
- 7:30 p.m.** The Planning Commission's Environment Committee met in the Board Conference Room to discuss the County's watershed management planning program and Little Hunting Creek draft watershed plan.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Countywide

ZONING ORDINANCE AMENDMENT (BUILDABLE LOTS) – To amend Chapter 112 as follows: Allows the issuance of Building Permits on certain lots that did not meet the zoning district requirements for minimum district size, lot area or lot width at the time of lot recordation, provided that the lot: (1) is described or depicted in a recorded metes and bounds description or unapproved subdivision plat prior to March 25, 2003; (2) is taxed as a separate parcel and depicted on the Fairfax County Property Identification Maps as a separate parcel on or before March 25, 2003; (3) contained an occupied principal structure on the effective date of this amendment that was occupied on that date or had been occupied within five years prior to the effective date of the amendment, or was under construction pursuant to a Building Permit and a Residential or Non-Residential Use Permit is issued within 12 months of the effective date of the amendment; and (4) otherwise meets all applicable Zoning Ordinance regulations including maximum building height, minimum yard requirements, maximum floor area ratio and permitted use regulations.

SUBDIVISION ORDINANCE AMENDMENT – To amend Chapter 101 as follows: Allows the validation of a lot created by the recordation among the Fairfax County land records of a metes and bounds description or an unapproved plat prior to September 1, 1947, provided that such lot met all applicable provisions of the Zoning Ordinance in effect when the lot was recorded or at some time thereafter, or meets the provisions of Sect. 2-405 of the Zoning Ordinance, and designates lots not meeting this requirement as outlots. Allows the validation of a lot created by the recordation among the Fairfax County land records of a metes and bounds description or an unapproved plat after August 31, 1947, provided that (1) such lot met all applicable provisions of the Zoning Ordinance in effect when the lot was recorded or at some time thereafter, or meets the provisions of Sect. 2-405 of the Zoning Ordinance, (2) the parcel is shown on the County's real property identification map as a separate parcel on or after March 25, 2003, and (3) the parcel has been taxed as a separate parcel on or after March 25, 2003, (4) for a parcel created after March 25, 2003, it has been more than 2 years since the recordation of a metes and bounds description or unapproved plat that purported to create the parcel. Lots recorded after August 31, 1947 that do not meet the previously listed 4 criteria are designated as outlots.

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, February 19, 2004

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Dranesville District

SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC. - Appl. under Sect. 3-204 of the Zoning Ordinance to permit a medical care (assisted living) facility. Located at 2030 Westmoreland St. on approx. 5.72 ac. of land zoned R-2. Tax Map 40-2 ((1)) 26B and 26C.

Springfield District

2232-S03-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES - Appl. under Sects. 15.2-2204 and 15.2-2232, of the *Code of Virginia* to construct the West County Family Shelter, located on Lee Hwy., 2,500 feet east of Stringfellow Rd. Tax Map 55-3 ((1)) 27B.

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (STORMWATER MANAGEMENT) - To amend Chapter 112 as follows: Revises the submission requirements for rezoning, development plan, special exception and special permit applications to require the approximate location, estimated footprint and type of all proposed stormwater management facilities and a preliminary stormwater drainage plan that includes information about adequacy of downstream drainage. When there is 2500 square feet or more of land disturbing activity, in addition to the above, the preliminary stormwater management plan shall include both graphic and narrative information. The graphic information shall include: (1) approximate footprint of the facility; (2) on-site and off-site areas to be served by each facility; (3) a preliminary layout of all on-site drainage channels and pipes; (4) approximate location of maintenance access roads; (5) proposed landscaping and tree preservation areas in and near the facility; and (6) approximate limits of clearing and grading for the facility. The narrative information shall include (1) a description of how the detention and best management practice requirements will be met; (2) estimated area and storage volume for the facility; (3) a description of the existing outfall conditions for each watercourse into which drainage from the property is discharged; and (4) a description of how the adequate outfall requirement of the Public Facilities Manual will be met. Increases the number of plats required to be submitted with special exception and special permit applications from 22 to 23. Revises the existing topography submission requirement on PRC District development plans and special permit and special exception plats by reducing the maximum contour interval from 5 to 2 feet. Allows the Zoning Administrator to approve modifications to an approved development plan, proffered rezoning, special exception or special permit provided that the modification does not result in an increase in the amount of clearing and/or grading for a stormwater management facility that reduces non-stormwater open space, tree save and/or landscaping on the lot.

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, February 19, 2004

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Mason District

PCA 2000-MA-031 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP -

Appl. to amend the proffers for RZ 2000-MA-031 previously approved for commercial development to permit additional parking and waiver of open space requirements with a Floor Area Ratio (FAR) of 0.48. Located on the N. side of General Washington Dr. approx. 900 ft. W. of its intersection with Bren Mar Dr. on approx. 4.68 ac. of land zoned C-6. Comp. Plan Rec: industrial and retail. Tax Map 81-1 ((9)) 7 PT. (Concurrent with SEA 00-M-048 and SEA 93-M-049-2.)

SEA 00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP -

Appl. under Sects. 9-618 and 9-612 of the Zoning Ordinance to amend SE 00-M-048 previously approved for increase in FAR to permit an increase in FAR and a waiver of open space requirements. Located at 5650 General Washington Dr. on approx. 4.68 ac. of land zoned C-6. Tax Map 81-1 ((9)) 7 PT. (Concurrent with PCA 2000-MA-031 and SEA 93-M-049-2.)

SEA 93-M-049-2 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP -

Appl. under Sects. 9-618, 9-620 and 9-612 of the Zoning Ordinance to amend SE 93-M-049 previously approved for waiver of certain sign regulations and increase in FAR to permit a waiver of certain sign regulations, an increase in FAR and a waiver of open space requirements. Located 5650 General Washington Dr. on approx. 4.01 ac. of land zoned I-5. Tax Map 81-1 ((9)) 7 PT. (Concurrent with PCA 2000-MA-031 and SEA 00-M-048.)

Providence

SE 2003-PR-032 - WHITE PEARL INVESTMENT COMPANY - Appl. under Sect. 9-607 of the Zoning Ordinance to permit increase in building height. Located at 7918 Jones Branch Dr. on approx. 5.03 ac. of land zoned C-7, HC and SC. Tax Map 29-4 ((7)) 7C.

**FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, February 19, 2004**

Posted: 2/19/04
Finalized: 2/20/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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DECISIONS ONLY: SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC. – P/H on 2/5/04

2232-S03-13 - FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES & DEPARTMENT OF
FAMILY SERVICES – P/H on 2/11/04

ZONING ORDINANCE AMENDMENT (BUILDABLE LOTS) – P/H on 2/18/04
SUBDIVISION ORDINANCE AMENDMENT (BUILDABLE LOTS) – " " "

DEFERRALS: SE 2003-LE-037 - FEDERAL REALTY PARTNERS L.P. – P/H to 2/26/04
SE 2003-LE-040 - FEDERAL REALTY PARTNERS L.P. – " " "

RZ 2003-PR-008 - LINCOLN PROPERTY COMPANY – D/O to 2/26/04
FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY – " " "
PCA 75-7-004-2 - LINCOLN PROPERTY COMPANY – " " "

PUBLIC HEARINGS:

ZONING ORDINANCE AMENDMENT (STORMWATER MANAGEMENT) (Alcorn)

1. Peter Rigby
Pacuilli Simmons Associates

PCA 2000-MA-031 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP
SEA 00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP
SEA 93-M-049-2 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP

NO SPEAKERS

SE 2003-PR-032 - WHITE PEARL INVESTMENT COMPANY

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Thursday, February 26, 2004

Posted: 10/8/03
Finalized: 2/27/04

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-P03-18	Cingular		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2002-PR-031	Ernesto V. and Nila M. Castro	M. Stanfield	Recommend Denial
FDP 2002-PR-031 (Moved from 2/11/04)			Denied
PCA 2000-MA-031 & SEA 00-M-048 & SEA 93-M-049-2 (P/H on 2/19/04)	Shirley Highway Distribution Partnership	T. Swagler	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-MA-030 (Moved from 1/28/04)	Jefferson at Edsall Road, L.P.	T. Swagler	Recommend Approval
SE 2003-LE-037 & SE 2003-LE-040 (Deferred from 2/19/04)	Federal Realty Partners L.P.	C. Lewis	Recommend Approval Recommend Approval
SE 2003-PR-026 (Deferred from 2/5/04)	Safeway, Inc.	C. Belgin	D/O to 3/10/04
RZ 2003-SU-040 & PCA 78-S-063-4 & SE 2003-SU-025 (Deferred from 2/11/04)	LWL, LLC	T. Swagler	D/O to 3/10/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – Cluster Subdivisions (Wilson)		R. Murray	P/H to 3/11/04
RZ/FDP 2003-MV-033	Lorton Arts Foundation, Inc.	P. Braham	P/H to 3/18/04
SE 2003-SU-033	Bank of America, N.A.	T. Swagler	P/H to 3/25/04
SE 2002-MA-019 (Moved from 2/18/04)	Campbell & Ferrara Nurseries	T. Swagler	P/H to 3/24/04
RZ/FDP 2003-DR-031 (Moved from 1/29/04)	Winchester Homes, Inc.	C. Belgin	P/H to 3/18/04
RZ/FDP 2003-DR-049	Rosewood Building & Development, L.L.C.	L. Shulenberger	P/H to 5/27/04
PCA 87-C-060-11 & FDPA 87-C-060-17-2 (Moved from 12/18/04)	Batman/McNair Associates, L.P.	W. Mayland	P/H to 5/5/04

ITEMS WITHDRAWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2003-SU-034	Target	T. Swagler	Withdrawn

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 26, 2004

Posted: 2/11/04
Finalized: 2/27/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Mason District

PCA 2000-MA-031 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP -
Appl. to amend the proffers for RZ 2000-MA-031 previously approved for commercial development to permit additional parking and waiver of open space requirements with a Floor Area Ratio (FAR) of 0.48. Located on the N. side of General Washington Dr. approx. 900 ft. W. of its intersection with Bren Mar Dr. on approx. 4.68 ac. of land zoned C-6. Comp. Plan Rec: industrial and retail. Tax Map 81-1 ((9)) 7 PT. (Concurrent with SEA 00-M-048 and SEA 93-M-049-2.)

SEA 00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP -
Appl. under Sects. 9-618 and 9-612 of the Zoning Ordinance to amend SE 00-M-048 previously approved for increase in FAR to permit an increase in FAR and a waiver of open space requirements. Located at 5650 General Washington Dr. on approx. 4.68 ac. of land zoned C-6. Tax Map 81-1 ((9)) 7 PT. (Concurrent with PCA 2000-MA-031 and SEA 93-M-049-2.)

SEA 93-M-049-2 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP -
Appl. under Sects. 9-618, 9-620 and 9-612 of the Zoning Ordinance to amend SE 93-M-049 previously approved for waiver of certain sign regulations and increase in FAR to permit a waiver of certain sign regulations, an increase in FAR and a waiver of open space requirements. Located 5650 General Washington Dr. on approx. 4.01 ac. of land zoned I-5. Tax Map 81-1 ((9)) 7 PT. (Concurrent with PCA 2000-MA-031 and SEA 00-M-048.)

Providence District

RZ/FDP 2002-PR-031- ERNESTO V. AND NILA M. CASTRO – Appl. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.58 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Arlington Blvd. approx. 500 ft. E. of its intersection with Barkley Dr. on approx 2.53 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-4 ((1)) 40.

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 26, 2004**

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ITEMS SCHEDULED FOR PUBLIC HEARING

Lee District

SE 2003-LE-037 - FEDERAL REALTY PARTNERS L.P. - Appl. under Sect. 7-607 of the Zoning Ordinance to permit a drive-in bank in a Highway Corridor Overlay District (HC). Located on the S.W. side of the intersection of Fordson Rd. and Richmond Hwy. within Mt. Vernon Plaza Shopping Ctr. on approx. 42,557 sq. ft. of land zoned C-6, CRD and HC. Tax Map 101-2 ((1)) 12A pt. and 12D pt.

SE 2003-LE-040 - FEDERAL REALTY PARTNERS L.P. - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located in the N.W. corner of Mt. Vernon Plaza Shopping Center on approx. 2.83 ac. of land zoned C-6 and CRD. Tax Map 101-2 ((1)) 12A pt.

Mason District

RZ/FDP 2003-MA-030 - JEFFERSON AT EDSALL ROAD, L.P. - Appl. to rezone from C-6 to PRM to permit mixed use development at an overall Floor Area Ratio (FAR) of 1.59 and approval of the conceptual and final development plans. Generally located in the S.W. quadrant of Bren Mar Dr. and Bloomfield Dr. on approx. 17.18 ac. of land. Comp. Plan Rec: Retail & other with option for 30-40 du/ac. Tax Map 81-1 ((1)) 7A and 7D pt.

Providence District

SE 2003-PR-026 - SAFEWAY, INC. - Appl. under Sect. 7-607 of the Zoning Ordinance to permit a service station/mini-mart in a Highway Corridor Overlay District. Located at 9121 Lee Hwy. on approx. 1.26 ac. of land zoned C-6 and HC. Tax Map 48-4 ((1)) 12F pt.

Sully District

RZ 2003-SU-040 - LWL, LLC - Appl. to rezone from I-3, AN and WS to C-6, AN and WS to permit commercial development with an overall Floor Area Ratio (FAR) of 0.17. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. (Route 28), on approx. 3.00 ac. of land. Comp. Plan Rec: Mixed Use with an option for neighborhood-service retail and service uses. Tax Map 44-3 ((6)) 21A pt. (Concurrent with PCA 78-S-063-4 and SE 2003-SU-025.)

PCA 78-S-063-04 - LWL, LLC - Appl. to amend the proffers for a portion of RZ 78-S-063 previously approved for industrial development with an overall Floor Area Ratio (FAR) of 0.17 to permit reduction in land area. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. (Route 28), on approx 3.00 ac. of land zoned C-6, AN and WS. Comp. Plan Rec: Mixed Use with an option for neighborhood-serving retail and service uses. Tax Map 44-3 ((6)) 21A pt. (Concurrent with RZ 2003-SU-040 and SE 2003-SU-025.)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, February 26, 2004

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Sully District (cont.)

SE 2003-SU-025 - LWL, LLC - Appl. under Sect. 4-604 of the Zoning Ordinance to permit fast food restaurants. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. (Route 28), on approx 3.00 ac. of land zoned C-6, AN and WS. Tax Map 44-3 ((6)) 21A pt. (Concurrent with RZ 2003-SU-040 and PCA 78-S-063-4.)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, February 26, 2004

Posted: 2/26/04
Finalized: 2/27/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY: PCA 2000-MA-031 – SHIRLEY HWY. DIST. CENTER – (P/H on 2/19/04)
 SEA 00-M-048 – SHIRLEY HWY. DIST. CENTER - “ “ “
 SEA 93-M-049-2 – SHIRLEY HWY. DIST. CENTER - “ “ “

RZ/FDP 2002-PR-031 - ERNESTO V. AND NILA M. CASTRO - (P/H on 1/15/04)

FEATURE SHOWN: FS-P03-18 – Cingular, 8200 Greensboro Drive (Deadline 2/27/04)

PUBLIC HEARINGS:

SE 2003-LE-037 - FEDERAL REALTY PARTNERS L.P.

No Speakers

SE 2003-LE-040 - FEDERAL REALTY PARTNERS L.P.

No Speakers

RZ/FDP 2003-MA-030 - JEFFERSON AT EDSALL ROAD, L.P.

1. George Madill
 Chairman, Land Use Committee
 Bren Mar Park Civic Association
 6322 Fenton Court
 Alexandria, VA 22312

SE 2003-PR-026 - SAFEWAY, INC.

- | | |
|--|--|
| <ol style="list-style-type: none">1. Jane Quill
 Stonehurst Homeowners Association
 3179 Lindenwood Lane
 Fairfax, VA 220312. Fran Wallingford
 Mantua Citizens Association
 3230 Wynford Drive
 Fairfax, VA 220313. Susan D’Alanzo
 Address unknown | <ol style="list-style-type: none">4. Joan Quill
 3179 Lindenwood Lane
 Fairfax, VA 220315. John DeeLe
 Hampton Court Homeowners Assoc.
 Address unknown |
|--|--|

RZ 2003-SU-040 – LWL, LLC
PCA 78-S-063-4 - LWL, LLC
SE 2003-SU-025 - LWL, LLC

No Speakers